

## **Acton Community Housing Corporation**

**Nancy Tavernier, Chairman**

### **TOWN OF ACTON**

Acton Town Hall

472 Main Street

Acton, Massachusetts, 01720

Telephone (978) 263-9611

[achc@acton-ma.gov](mailto:achc@acton-ma.gov)

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TO: Roland Bartl, Town Planner  
FROM: Nancy Tavernier, Chair, ACHC  
SUBJECT: Revision to Ellsworth Village Special Permit  
DATE: February 10, 2009  
Cc: Authentic Homes

In regard to the age restricted development, Ellsworth Village, the Acton Community Housing Corporation is the designated Monitoring Agent for the affordability aspect of the development. The special permit granted by the Planning Board in 2005 included a condition that three units had to be made available for age, income, and asset eligible buyers. It specified the affordable unit numbers in the permit and these designations were carried into other documents as well. The idea was to spread out the units in the development to allow for up to ten market units to sell before each new affordable unit was constructed. These three units would count toward the Town's 10% housing goal.

In 2007, a full affirmative marketing effort, approved by DHCD, was carried out by the developer's lottery agent and three eligible buyers were found for the three units even though only one unit had been constructed at that point. The first buyer moved into the first unit at the end of 2007. The other two eligible buyers will be kept on the lottery list for up to two years until the other units are constructed. Due to the housing slowdown, construction at Ellsworth Village is not proceeding at a fast enough pace to bring forth the next unit in this time frame. The developer recently contacted ACHC to seek their input on moving the next unit forward into the current phase and allowing the second buyer on the list to purchase the unit. This buyer will have to sell his home to remain eligible but this is not expected to be a problem and he is judged to remain asset eligible after doing so.

The ACHC discussed this request for support and unanimously agreed to the proposal recognizing it would be at the discretion of the Planning Board. We see no down side to the change and applaud the developer's willingness to provide this unit at an earlier schedule than currently possible.

We urge the Planning Board to support this revision to the special permit.